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Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/09/2007 03:57 PM Pg: 1 of 4

GEORGE E. COLE® No. 103 REC
LEGAL FORMS February 1996

MORTGAGE (ILLINIOS)
For Use With Note Form No. 1447

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W757 QB 1066 Cmg

Above Space for Recorder's use only

THIS AGREEMENT, made SEPTEMBER 2nd 2005, between DEAN E. RAYMOND RAMIREZ
843 W. ADAMS ST. #712 CHICAGO IL 60607 # SINGLE MAN

herein referred to as "Mortgagors," and MARJOR ENTERPRISES INCORPORATED
1851 RIVER RIDGE CIRCLE NAPERVILLE IL 60565
herein referred to as "Mortgagee," witnesseth: (No. and Street) (City) (State)

THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the installment note of even date herewi
in the principal sum of 15,000 FIFTEEN THOUSAND SIX HUNDRED DOLLARS (\$ 15,000.
payable to the order of and delivered to the Mortgagee, in and by which note the Mortgagors promise to pay t
said principal sum and interest at the rate and in installments as provided in said note, with a final payment of the balance due
on the 1st day of SEPTEMBER 2010 and all of said principal and interest are made payable
such place as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at t
office of the Mortgagee at 1851 RIVER RIDGE CIRCLE, NAPERVILLE IL 60565

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest
accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreeemer
herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the recei
whereof is hereby acknowledged, do by these presents CONVEY AND WARRANT unto the Mortgagee, and the Mortgagee
successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lyi
and being in the CITY OF CHICAGO, COUNTY OF COOK IN STATE OF ILLINIOS, to w

SEE EXHIBIT A

which, with the property herein after described, is referred to herein as the "premise,"

Permanent Real Estate Index Number(s): 17-17-221-014-1066
Address(es) of Real Estate: 843 W. ADAMS ST. CHICAGO IL 60607 #712

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rent
issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged
primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter there
or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or central
controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and window
floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real esta
whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in t
premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, forever, for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Law of the State of Illinois, which said rights and benefits the Mortgageors do hereby expressly release and waive.

The name of a record owner is: DEAN R. RAMIREZ, a single man

This mortgage consists of four pages. The covenants, conditions and provisions appearing on pages 3 and 4 are incorporated herein by reference and are a part hereof and shall be binding on Mortgageors; their heirs, successors and assigns.

Witness the hand . . . and seal . . . of Mortgageors the day and year first above written.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

DEAN R. RAMIREZ (SEAL)
[Signature] (SEAL)

State of Illinois, County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

DEAN RAMIREZ, a single man

personally known to me to be the same person whose name HE subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as HIS free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Witness my hand and official seal, this 2nd day of September 2005

Commission expires 10-1-2007 [Signature] NOTARY PUBLIC

This instrument was prepared by MARLENA McCRAMER (Name and Address)

Mail this instrument to 1701 WOODFIELD RD #421 (Name and Address)

Schaumburg (City) IL 60173 (Zip Code)

OR RECORDER'S OFFICE BOX NO. _____

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 2.

1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien thereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of discharge of such prior lien to the Mortgagee; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.

2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to the Mortgagee duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.

3. In the event of the enactment after this date of any law of Illinois deducting from the value of land for the purpose of taxation any lien thereon, or imposing upon the Mortgagee the payment of the whole or any part of the taxes or assessments, changes or liens herein required to be paid by Mortgagors, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or the mortgagor's interest in the property, or the manner of collection of taxes, so as to affect the mortgage or the debt secured hereby or the holder thereof, then and in any such event, the Mortgagors, upon demand by the Mortgagee, shall pay such taxes or assessments, or reimburse the Mortgagee therefor; provided, however, that if in the opinion of counsel for the Mortgagee (a) it might be unlawful to require Mortgagors to make such payment or (b) the making of such payment might result in the imposition of interest beyond the maximum amount permitted by law, then and in such event, the Mortgagee may elect, by notice in writing given to Mortgagors, to declare all of the indebtedness secured hereby to be and become due and payable sixty (60) days from the giving of such notice.

4. If, by the law of the United States of America or of any state having jurisdiction in the premises, any tax is due, becomes due in respect of the issuance of the note hereby secured, the Mortgagors covenant and agree to pay such tax in the manner required by any such law. The Mortgagors further covenant to hold harmless and agree to indemnify the Mortgagee, and the Mortgagee's successors or assigns, against any liability incurred by reason of the imposition of any tax on the issuance of the note hereby secured.

5. At such time as the Mortgagors are not in default either under the terms of the note secured hereby or under the terms of this mortgage, the Mortgagors shall have such privilege of making prepayments on the principal of said note (in addition to the required payments) as may be provided in said note.

6. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Mortgagee, under insurance policies payable, in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective date of expiration.

7. In case of default therein, Mortgagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereon or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorney's fees, and any other moneys advanced by Mortgagee to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the highest rate now permitted by Illinois law. Inaction of Mortgagee shall never be considered as a waiver of any right accruing to the Mortgagee on account of default hereunder on the part of the Mortgagors.

8. The Mortgagee making any payment hereby authorized relating to taxes or assessments, may do so according to any statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

9. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the Mortgagee and without notice to Mortgagors, all unpaid indebtedness secured by this mortgage shall, notwithstanding anything in the note or in this mortgage to the contrary, become due and payable (a) immediately in the event of default in making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue three days in the performance of any other agreement of the Mortgagors herein contained.

10. When the indebtedness hereby shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches, and examining title insurance policies, Torrens certificates, and similar data and assurances with respect to title as Mortgagee may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the highest rate now permitted by Illinois law, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate or bankruptcy proceedings, to which the Mortgagee shall be a party, either as plaintiff, claimant or defendant, by reason of mortgage or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof or accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any actual or threatened suit or proceeding which might affect the premises or the security hereof.

UNOFFICIAL COPY

EXHIBIT A

Property Address: 843 WEST ADAMS STREET, UNIT 712
CHICAGO, IL 60607

PIN #: 17-17-231-014-1066

Parcel 1:

Unit No. 712 in The Olympia Lofts Condominium, together with its undivided percentage interest in the common elements, as defined and delineated in the Declaration of Condominium recorded as Document Number 08050503, as amended from time to time, in the East 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use E-4 and S-712, limited common elements as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 08050503

CASE NUMBER 04-11644